073.0	0001	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	826,400	/	826,400
USE VALUE:	826,400	/	826,400
ASSESSED:	826,400	/	826,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWER DANA & CARRIE
Owner 2:	
Owner 3:	
Street 1:	80 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLER MATTHEW D -
Owner 2:	MILLER SALAMAT NAZILA -
Street 1:	80 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2302 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9095.000	341,400		485,000	826,400
Total Card	0.209	341,400		485,000	826,400
Total Parcel	0.209	341,400		485,000	826,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.99 | /Parcel: 358.99

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 46113

GIS Ref

GIS Ref

Insp Date 11/06/18

!6135!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,400	0	9,095.	485,000	826,400		Year end	12/23/2021
2021	101	FV	329,800	0	9,095.	485,000	814,800		Year End Roll	12/10/2020
2020	101	FV	222,200	0	9,095.	485,000	707,200	707,200	Year End Roll	12/18/2019
2019	101	FV	226,100	0	9,095.	491,900	718,000	718,000	Year End Roll	1/3/2019
2018	101	FV	226,100	0	9,095.	367,200	593,300	593,300	Year End Roll	12/20/2017
2017	101	FV	226,100	0	9,095.	332,600	558,700	558,700	Year End Roll	1/3/2017
2016	101	FV	226,100	0	9,095.	318,700	544,800	544,800	Year End	1/4/2016
2015	101	FV	225,000	0	9,095.	270,200	495,200	495,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:22:47

LAST REV

Date	Time
10/26/20	11:24:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER MATTHEW	72106-514	1	1/9/2019	Change>Sale	705,000	No	No		
REIS LUIS A & M	49959-546		8/17/2007		472,400	No	No		
	16294-309		7/1/1985		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	46113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	996	Wood Dec	44,842	O				
4/26/2019	567	Heat App	3,500	C				
2/22/2019	222	Heat App	600	C				
12/19/2018	1914	Addition	150,000	O				msuite add + gut
8/25/2015	2019	Porch	7,394		8/25/2015			Addition of pt. de
7/24/2015	1004	Manual	5,100		7/24/2015			Construction of ne
9/19/2007	830	New Wind	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2020	Permit Visit	DGM	D Mann
11/6/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	345	PATRIOT
11/13/1999	Inspected	256	PATRIOT
11/3/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9095		Sq. Ft.	Site		0	70.	0.76	5									484,994						485,000	

Total AC/HA:	0.20879	Total SF/SM:	9095	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,994	Spl Credit		Total:	485,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.34261203
Const Adj.:	1.04781604
Adj $ / SQ:	140.681
Other Features:	121808
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419414
Depreciation:	78011
Depreciated Total:	341403

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

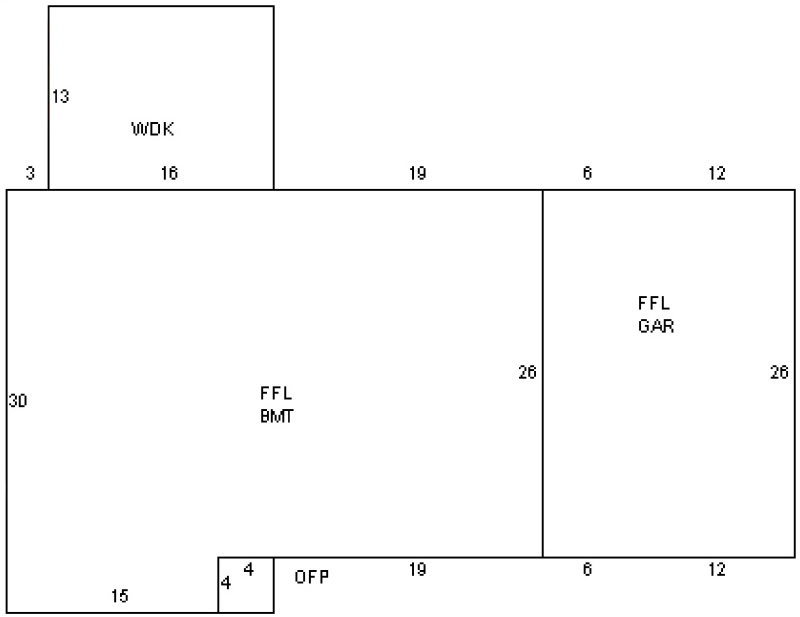
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.68
Special Features:	0	Val/Su Net:	104.85
Final Total:	341400	Val/Su SzAd	225.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,516	140.680	213,272
BMT	Basement	1,048	68.000	71,266
GAR	Garage	468	21.310	9,975
WDK	Deck	208	11.320	2,355
OFP	Open Porch	16	46.100	738

Net Sketched Area:	3,256			Total:	297,606
Size Ad	1516	Gross Area	3256	FinArea	2302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: